

HARDISTY PRESTIGE

Cliffe Drive

Rawdon

- Stunning 4 Bed Detached
- Period Features. Spacious
- Semi-Rural Setting
- Parking For Approx 4 Cars
- Exclusive Location

EPC Rating G

hardistyandco.com

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Cliffe Drive

Rawdon

****RARE OPPORTUNITY**** 'PICTURE BOOK' PERIOD STONE RESIDENCE with FOUR BEDROOMS in the HIGHLY DESIRABLE Cliffe Drive private estate, an IDYLIC SEMI-RURAL setting yet close to excellent schools, amenities, train station and accessible to Leeds/Bradford. SPACIOUS with PERIOD FEATURES. Briefly comprising: Farmhouse style kitchen, lounge/dining room, Lower ground floor: Sitting room and shower room. First Floor: Master bedroom, three further bedrooms, re-fitted house bathroom. STUNNING GARDENS, DRIVE FOR APPROX FOUR CARS. Early viewing recommended. NO CHAIN SALE.



INTRODUCTION

An individual and most delightful 'chocolate box' period residence circa 1600's, set within an idyllic and private semi-rural location, in the highly desirable private Cliffe Drive estate, yet close to excellent schools, amenities and providing easy access to Leeds and Bradford. Successfully combining characterful, cottage style features with a modern day layout, this stone built house is spacious, the layout is flexible and the gardens are such a wonderful feature, large, enclosed, beautifully tended and private. Accommodation briefly comprises entrance porch, kitchen with Rayburn and feature beams, living/dining room with a handsome stone fireplace and again feature beams. On the lower ground floor is a further spacious reception room/bedroom with inglenook fireplace and shower room off, this area could be self-contained if desired, with separate doors opening out into the garden, ideal for dependent relatives. To the first floor four bedrooms, house bathroom and a second staircase mainly laid to lawn with stone paved patio, a real suntrap. Parking is providing for four cars on the driveway. Internal viewing of this most desirable property is highly recommended.

LOCATION

The property enjoys an idyllic and peaceful setting, set in and around mature woodlands in this select and highly sought after private location. Cragg Wood Drive forms part of the local conservation area and adjoins

Craggwood and surrounding greenbelt. This position is tucked away in a rural setting and is accessed via a private road, yet is extremely convenient for commuting to either Leeds or Bradford City Centres via the A65, A658 and A6120. Close to hand are the smaller villages of Rawdon, Yeadon, Horsforth and Guiseley where there are a wealth of amenities including supermarkets, shops, pubs and restaurants. Both independent and state schooling for primary and secondary pupils are on hand, (one primary boasting "Outstanding" by OFSTED). There are train stations located at Apperley Bridge, Horsforth and Guiseley and for the more travelled commuter, the Leeds-Bradford Airport is only a short drive away. There are pleasant country and woodland walks directly from the house.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed towards the Horsforth roundabout and continue straight across along Rawdon Road. Proceed toward the traffic lights at Rawdon and just before reaching the lights, take the left turn into Micklefield Road and then left again into Micklefield Lane. Continue until reaching the lights with Apperley Lane and proceed straight on through the lights, continuing down Apperley Lane. Take your forth left turn into Crag Wood Drive and continue along for approximately 100 yards. The entrance to the driveway of Daisy Hill Cottage is on the left hand side and can be identified by our 'For Sale' board. Post Code LS19 6LL.

ACCOMMODATION

TO THE GROUND FLOOR

ENTRANCE PORCH

Offering shelter from the elements and somewhere to keep muddy boots, coats etc.

KITCHEN

15'0" x 13'0"

A lovely room with a real 'farmhouse/country' feel, having a beautiful stone floor, exposed stone mullion window, magnificent feature beams etc. There is a good range of units providing good storage space, with solid wood work tops. 'Belfast' sink with swan neck mixer tap. Stone recess housing a Rayburn oven with gas hob which is also used for heating and hot water. Recess for a fridge. Ceramic tiled splash-backs. Lots of rustic charm. Door leading to...

DINING ROOM/LOUNGE

27'4" x 15'4"

A lovely open plan living/dining room with a characterful, cottage feel, generous in proportion, measuring some 27ft and combining relaxing and dining spaces perfectly. With a stunning open stone fireplace and hearth. Double aspect windows and french doors into the garden. Magnificent exposed beams, traditional style central heating radiator. Door from dining area leading to small landing area with door leading to...



LOWER GROUND FLOOR

Small area with carpet, landing area with door leading to...

SITTING ROOM/BEDROOM

15'0" x 14'0"

A further versatile room with stunning fireplace and inset gas fire. Stone floor. This good sized room would be perfect for use as a snug or 5th bedroom. Exposed beams. Door leading to patio area outside. Second door leading to...

DOWNSTAIRS SHOWER ROOM

6'9" x 7'5"

Fitted with a traditional three piece suite including an attractive shower cubicle, WC and wash hand basin. Window to the front elevation.

TO THE FIRST FLOOR

Stairs from kitchen leading up to landing with doors to...

MASTER BEDROOM

15'0" x 14'0"

A lovely large room, beautifully light and airy with wooden flooring and exposed beams. Window to the front elevation.

BEDROOM TWO

14'4" x 12'0"

A further double bedroom with neutral decor theme with neutral decor theme. Separate staircase access downstairs. Window to the rear elevation.

BEDROOM THREE

14'5" x 15'4"

A versatile room currently used as a large double bedroom with exposed beams and attractive wooden flooring. Built in storage. Chest of drawers. Plumbing is available for en suite facilities if required.

BEDROOM FOUR

8'7" x 9'0"

A comfortable single bedroom with neutral decor and window to the front elevation, providing views over the pretty garden.

HOUSE BATHROOM

9'0" x 6'6"

Recently re-fitted bathroom, fully tiled with white three piece suite and power shower over bath. Marble surround to hand basin. Windows to the rear elevation.

TO THE OUTSIDE

The gardens are a superb feature of this most appealing property, generous and secluded affording a degree of privacy. To the right hand side are two outside rooms, one of which is currently being used as a utility room with plumbing for an automatic washing machine. Patio area leads on to a well looked after two tier lawned area with mature borders and shrubs making it an excellent sun trap. Driveway with space for approximately four cars.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

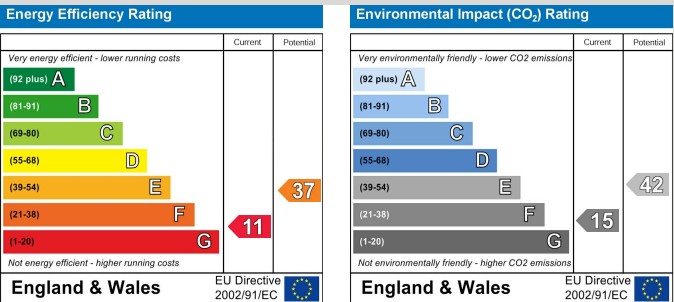
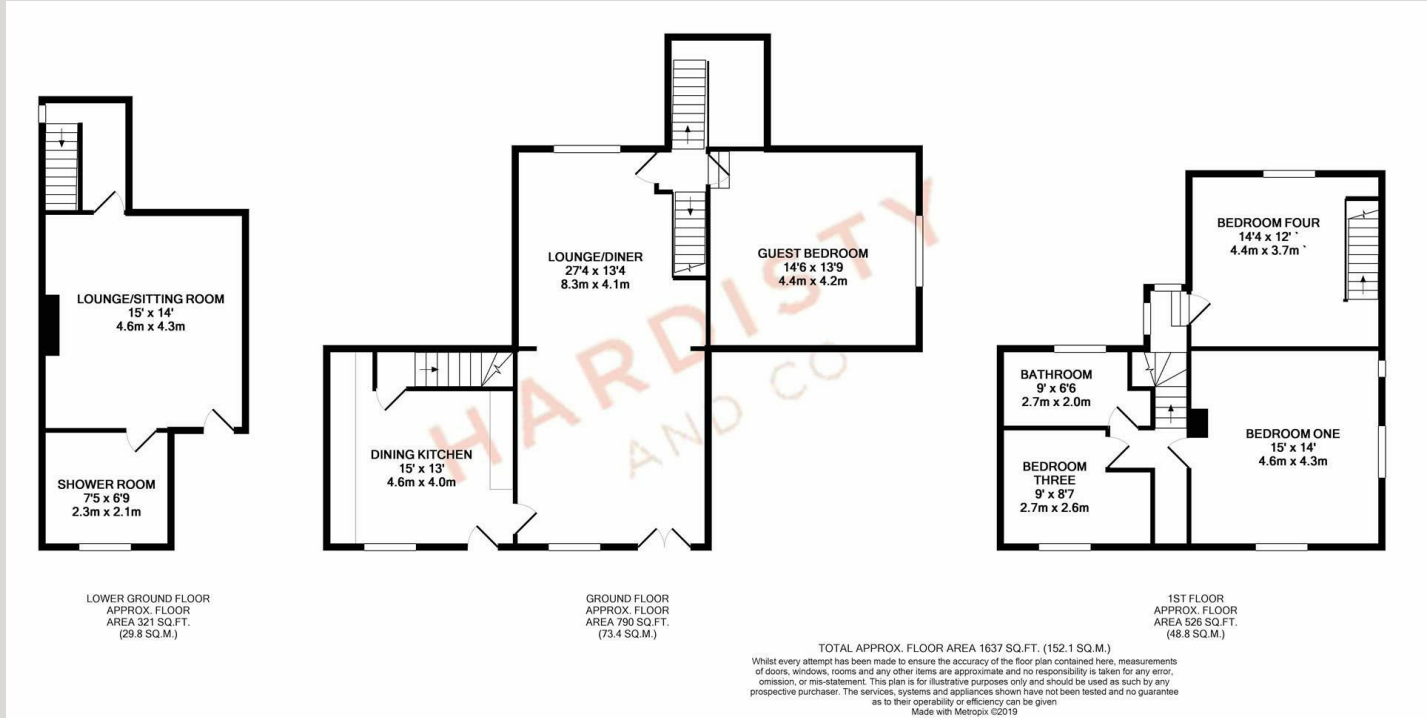
BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



Leeds

Rawdon



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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